# hockingstuart

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

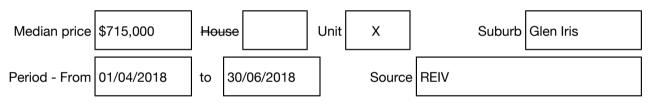
3/10 Osborne Avenue, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$600,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	4/17 Hope St GLEN IRIS 3146	\$600,000	07/05/2018
2	7/1456 Malvern Rd GLEN IRIS 3146	\$615,000	20/02/2018
3	2/1529 Malvern Rd GLEN IRIS 3146	\$645,000	28/04/2018

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Account - hockingstuart | P: 03 98181888 | F: 03 98181800

propertydata

#### Generated: 14/08/2018 17:51

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 3/10 Osborne Avenue, Glen Iris Vic 3146

### hockingstuart

sburke@hockingstuart.com.au

**Indicative Selling Price** 

June quarter 2018: \$715,000

Median Unit Price

Steve Burke 9818 1888 0448 331 653

\$600.000





Rooms:

Property Type: Apartment

designated parking.

Agent Comments A fabulous lifestyle location comes together with superb single-level living in this outstanding 2-bedroom apartment with a remarkably large landscaped courtyard

**Comparable Properties** 



4/17 Hope St GLEN IRIS 3146 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 07/05/2018 Rooms: -Property Type: Apartment Agent Comments

garden. Enjoy the light and bright living room and modern kitchen and meals along with



7/1456 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$615,000 Method: Sold Before Auction Date: 20/02/2018 Rooms: -Property Type: Unit



2/1529 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$645,000 Method: Auction Sale Date: 28/04/2018 Rooms: -Property Type: Apartment

Account - hockingstuart | P: 03 98181888 | F: 03 98181800

#### Generated: 14/08/2018 17:51

REIV 🗧 🗢 propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.